AI STAGED

13 Bruce Court, Dingwall, IV15 9LG

tailormade moves

- ***?27,500 BELOW HOME REPORT VALUATION***
- Over 200 square metres of generous, flexible accommodation
- Driveway for 4 vehicles and a carport
- Stunning panoramic views over the Cromarty Firth to the Black Isle
- South-facing garden laid to lawn, decking and gravel area
- EPC Band C

6

3

2

C

Offers Over £367,500

CONTACT

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GROUND FLOOR

1ST FLOOR

ENSUITE
BEDROOM
BEDROOM
BEDROOM
WC
UP
INNER HALL
SITTING ROOM
ENTRANCE HALL
UTILITY ROOM
KITCHEN/DINER
DINING ROOM

BEDROOM
BEDROOM
DOWN
LANDING
BATHROOM
BEDROOM

SUMMARY

This exceptional family home offers over 200 meters squared of well-planned living space, making it ideal for larger families or those seeking room to grow. Quietly positioned in the popular Bruce Court area of Dingwall, this property impresses with its spacious layout, stunning views and peaceful surroundings. The ground floor comprises a bright and spacious dual-aspect lounge with views across the Cromarty Firth, A well-equipped kitchen with gas hob, extractor, eye-level oven and grill, Separate utility room and WC, the generous dining room makes the perfect place for family meals or entertaining. Three ground floor bedrooms, one with a stylish contemporary ensuite completes the ground floor accommodation. The eye catching wooden staircase leads to the open landing which offers excellent storage and leads to three further double bedrooms, two of which enjoys spectacular views over Dingwall and the Black Isle beyond. Outside, the south-facing garden is laid to lawn with decking positioned to enjoy the best of the views-ideal for summer gatherings. The large gravel driveway accommodates multiple vehicles, with the added benefit of a carport. With its exceptional floor area and stunning setting, this property must be viewed to fully appreciate what it has to offer.
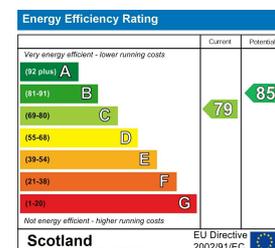
Extras: Add text here
Services: Add text here
Council Tax: F
Floor Area: 0.00 sq ft
Date of Entry: Add text here
Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland

EU Directive 2002/91/EC

EPC Rating: C
Council Tax Band: F